

ORIGINAL

WP0068C-ORD
11/05/92

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4447

AN ORDINANCE reclassifying two parcels located at 15701 N.E. 18th Street and 1616 156th Avenue N.E. from R-20 to R-30 and one parcel located at 1733 159th Place N.E. from R-5 to R-10 respectively on application of the City of Bellevue.

WHEREAS, the City of Bellevue filed applications on behalf of the owners of two parcels located at 15701 N.E. 18th Street (Casa Hermosa Condominiums) and 1616 156th Avenue N.E. (Colonial Manor Apartments) from R-20 to R-30 and one parcel located at 1733 159th Place N.E. (Inglebrook Condominiums) from R-5 to R-10 respectively; and

WHEREAS, on September 3, 1992 a public hearing was held on the consolidated rezone applications before the Hearing Examiner Pro Tempore for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on October 8, 1992 the Hearing Examiner Pro Tempore recommended approval, with conditions, of the rezone applications and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner Pro Tempore and has determined that the public use and interest will be served by approving the reclassification of said properties from R-20 to R-30 and from R-5 to R-10 respectively; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the City Council approving the reclassification requests with regard to the hereinafter described properties located at 15701 N.E. 18th Street, 1616 156th Avenue N.E. and 1733 159th Place N.E. as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application CITY OF BELLEVUE For Reclassification of the Crossroads/Northup Project, File Nos. REZ 92-2098-2100."

Section 2. The following described property located at 15701 N.E. 18th Street (Casa Hermosa Condominiums) is hereby reclassified from R-20 to R-30 subject to the conditions that follow:

ORIGINAL

WP0068C-ORD
11/05/92

The East 207.00 feet of the West 596.00 feet of the North 403.34 feet of the South 770.00 feet of the Southwest quarter of the Northeast quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington.

This reclassification is subject to the following condition:

In the event the property is developed with ten housing units or greater, at least ten percent (10%) of the units buildable under the original maximum density must be affordable units and at least twenty percent (20%) of the units buildable as a result of the increase in density from the original maximum density to the total number of approved units must be affordable units. One bonus market rate unit is permitted for each of the affordable units provided to meet the minimum ten percent (10%) requirement of the original maximum density, up to fifteen percent (15%) above the original maximum density. "Affordable units" shall be defined as set forth in LUC 20.50.010.

For the purpose of calculating the number of required affordable units, the original maximum density possible under the R-20 zoning is thirty-eight (38) units. The units shall remain affordable units for the lifetime of the R-30 zoning classification and shall be dispersed across the range of unit sizes and throughout the property.

Prior to issuance of a building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing agreement for the purpose of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the Land Use Code in effect at the time of the issuance of the development permit(s).

Section 3. The following described property located at 1616 156th Avenue N.E. (Colonial Manor Apartments) is hereby reclassified from R-20 to R-30 subject to the conditions that follow:

The East 109.00 feet of the West 596.00 feet of the South 366.66 feet of the Southwest quarter of the Northeast quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington.

This reclassification is subject to the following condition:

In the event the property is developed with ten housing units greater, at least ten percent (10%) of the units buildable under the original maximum density must be affordable units and at least twenty percent (20%) of the units buildable as a result of the increase in

ORIGINAL

WP0068C-ORD
11/05/92

density from the original maximum density to the total number of approved units must be affordable units. One bonus market rate unit is permitted for each of the affordable units provided to meet the minimum ten percent (10%) requirement of the original maximum density, up to fifteen percent (15%) above the original maximum density. "Affordable units" shall be defined as set forth in LUC 20.50.010.

For the purpose of calculating the number of required affordable units, the original maximum density possible under the R-20 zoning is twenty (20) units. The units shall remain affordable units for the lifetime of the R-30 zoning classification and shall be dispersed across the range of unit sizes and throughout the property.

Prior to issuance of a building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing agreement for the purpose of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the Land Use Code in effect at the time of the issuance of the development permit(s).

Section 4. The following described property located at 1733 159th Place N.E. (Inglebrook Condominiums) is hereby reclassified from R-5 to R-10 subject to the conditions that follow:

That portion of the East 420.00 feet of the Southwest quarter of the Northeast quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington, lying southerly of the centerline of Northrup Way (Northrup Road Revision No. 1431);

EXCEPT the South 150.00 feet thereof.

This reclassification is subject to the following condition:

In the event the property is developed with ten housing units or greater, at least ten percent (10%) of the units buildable under the original maximum density must be affordable units and at least twenty percent (20%) of the units buildable as a result of the increase in density from the original maximum density to the total number of approved units must be affordable units. One bonus market rate unit is permitted for each of the affordable units provided to meet the minimum ten percent (10%) requirement of the original maximum density, up to fifteen percent (15%) above the original maximum density. "Affordable units" shall be defined as set forth in LUC 20.50.010.

ORIGINAL

WP0068C-ORD
11/05/92


For the purpose of calculating the number of required affordable units, the original maximum density possible under the R-5 zoning is thirty-one (31) units. The units shall remain affordable units for the lifetime of the R-10 zoning classification and shall be dispersed across the range of unit sizes and throughout the property.

Prior to issuance of a building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing agreement for the purpose of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the Land Use Code in effect at the time of the issuance of the development permit(s).

Section 5. This Ordinance shall take effect and be in force five days after its passage and legal publication.

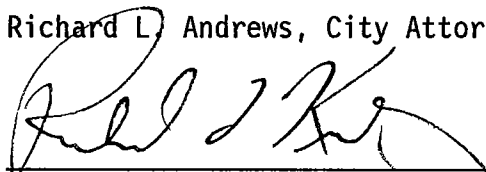
PASSED by the City Council this 23rd day of November, 1992, and signed in authentication of its passage this 23rd day of November, 1992.

(SEAL)


Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Kirkby, Assistant City Attorney

Attest:


Myrna Basich, City Clerk

Published November 27, 1992